

# **EROSION CONTROL NOTES**

t. AFTER INSTALLATION OF THE DRAINAGE STRUCTURE A HAY BALE DIKE SHALL BE INSTALLED AROUND ALL INSETS TO PREVENT SEDMENT FROM ENTERING THE MAINTEELED ANAMEN ALL INVELSE ID PHEVENT SCOMENT FROM ENTERING THE CLEANED OF GUSTACHICTON ALL DANAMAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBMIS.

DURING CONSTRUCTION THE EROSISM OF ORDING MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERAL THE REPOSEND CONTROL MEASURES SHALL BE CLEANED REGULARLY AND ADJUSTED IF NECESSARY TO ENSURE THAT NO SILT FOR DEBMIS LEANES THE STILL.

## CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.

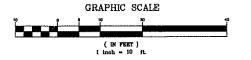
2. ALL SEWER & STORM DRAINAGE WORK (EXCEPT PLUMBING) MUST BE PERFORMED BY A LICENSED DRAIN LAYER (LICENSED BY TOWN OF BROOKLINE WATER & SEWER DIVISION AND THE DRAIN LAYER SHALL PULL A PERMIT FOR THE SITE FROM THE WATER & SEWER DIVISION PRIOR TO BEGINNING WORK, ALL WORK (EXCEPT PLUMBING) SHALL BE INSPECTED

ARE SCHEDULED THROUGH BROOKLINE WATER & SEWER DIVISION (617-730-2170) AND REQUIRE 48 HOURS NOTICE.

- J. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
- 4. ALL WORK SHALL CONFORM TO TOWN OF BROOKLINE CONSTRUCTION STANDARDS
- 5. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE.
- 6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES AROUND DRAINAGE INLETS, MULCHING, AND PLANTING OF DISTURBED SOIL.
- 7. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-DIGSAFE 1-888-344-7233
- 8. A CERTIFIED AS-BUILT DRAWING IS REQUIRED (HARD COPY & CAD DISK), CONTRACTOR TO NOTIFY ENGINEER OR SURVEYORS OF WHEN WORK WILL COMMENCE.
- 9. PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE !-1.
- 10. THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", 1988 EDITION. SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN
- 11. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE TREATED WITH 100 POUNDS OF GROUND LIMESTONE PER 1000 SF OF AREA PLANTED. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE FERTILIZED WITH 10-10-10 AT THE RATE OF 1,000 POUNDS PER ACRE OR AS REQUIRED BY SOIL TEST. 40 OF THE NITROGEN SHALL BE IN ORGANIC FORM.
- 12. ALL LANDSCAPED AREAS TO BE LOAMED AND SEEDED SHALL HAVE THE

PERENNIAL RYE 25% KENTUCKY BLUE 25% CREEPING RED FESCUE OR PENNLAWN FESCUE SEED AT THE RATE OF 5#/1000 SF

- 13. ALL AREAS INDICATED TO BE LOAMED AND SEEDED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL
- 14. ALL EXISTING PAYING BEING DISTURBED SHALL BE SAW OUT THROUGH ITS ENTIRE THICKNESS, NEW PAVING TO BE BUTTED WITH EXISTING
- 15. TOWN DOES TAP ON WATER MAIN, CONTRACTOR TO EXCAVATE, BACKFILL, AND SUPPLY MATERIALS.







Spruhen Engineering, P.C.

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LAND SURVEYORS/CIVIL ENGINEERING CONSULTANT 897 CAMBRIDGE STREET, Te1:857-891-7478

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33 GLENLAND ROAD NEWTON/BROOKLINE, **MASSACHUSETTS** 

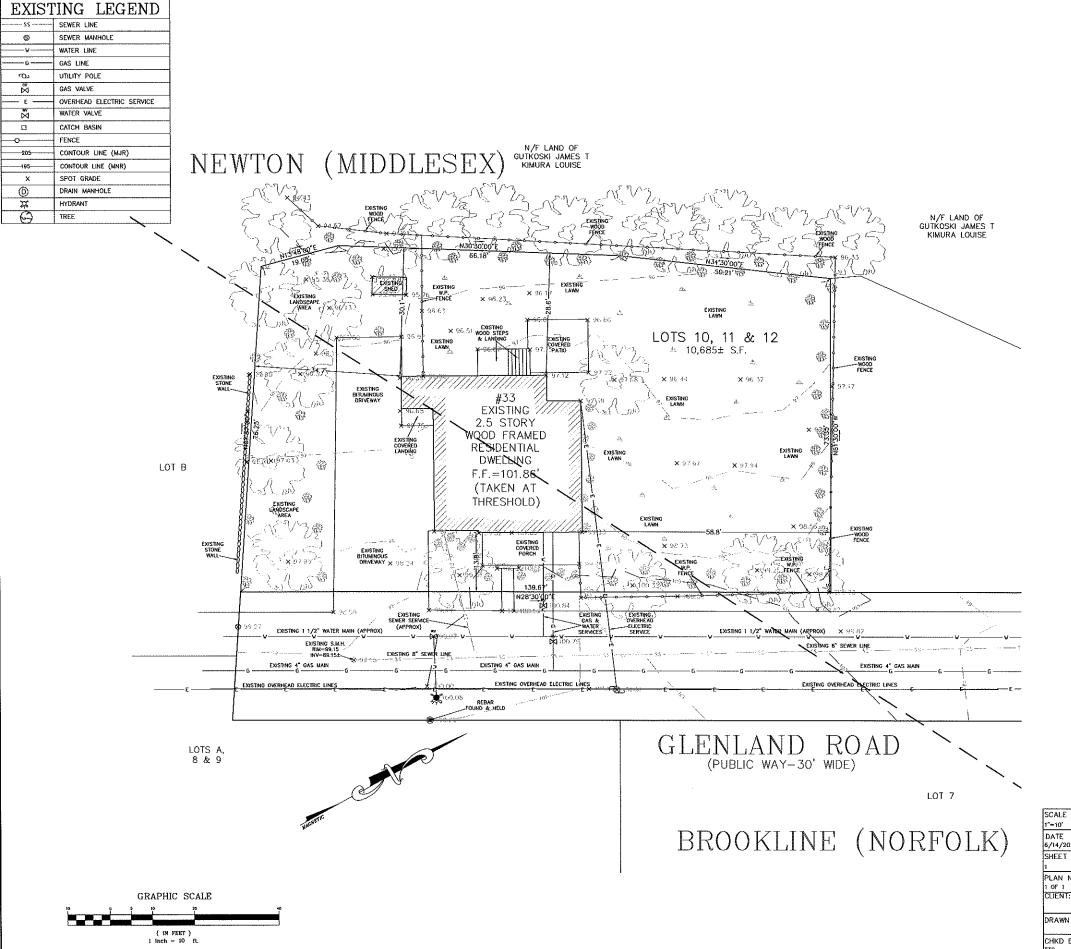
> PROPOSED CIVIL PLANS

**REVISION BLOCK** 

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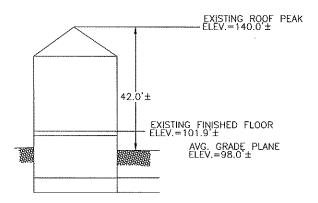
SCALE	1=10'	
DATE	7/24/19	
DRAWN BY	HM	_
CHECKED BY	PJN	_
APPROVED BY	ES	_
SHEET	1	_
PLAN NO.	1 OF 1	_
CLICALE		_

SHEET



#### NOTE:

- 1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 7/6/2018.
- 2. DEED REFERENCE BOOK 62172 PAGE 535, PLAN REFERENCE BOOK 106 PLAN 38 PLAN REFERENCE BOOK 772 PAGE 593 (NORFOLK) MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
- 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
- 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0558E, PANEL NUMBER 0558E, COMMUNITY NUMBER: 250208, DATED JUNE 4. 2010.
- 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
- 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- 8. ZONING DISTRICT = M.R.3. (NEWTON) / T5 (BOOKLINE)
- 9. ELEVATIONS ARE BASED ON AN ASSUMED DATUM.



EXISTING PROFILE NOT TO SCALE

SCALÉ 1°=10'					TH OF MISS
DATE 6/14/2019	REV	DATE	REVISION	BY	PETER
SHEET  1 PLAN NO. 1 OF 1			16. 4915 Ca 15 T E C 15 CONE UND 38		
CLIENT;	MASSACHUSETTS EXISTING CONDITIONS SITE PLAN				SHEET NO.
DRAWN BY			-		
CHKD BY ETS APPD BY PJN		PHONE	ETER NOLAN & ASSOCIATE: ND SURVEYORS/CIVIL ENGINEERING CONS 697 CAMBRIDGE STREET, SUITE 103 BRECHTON MA 02 1: 857 891 7478/617 782 1533 FAX: 617 AIL: pnolan@pnasurveyor:	ULTANTS 135 202 5691	

## TREE REMOVAL XD

Qty. D8H Species

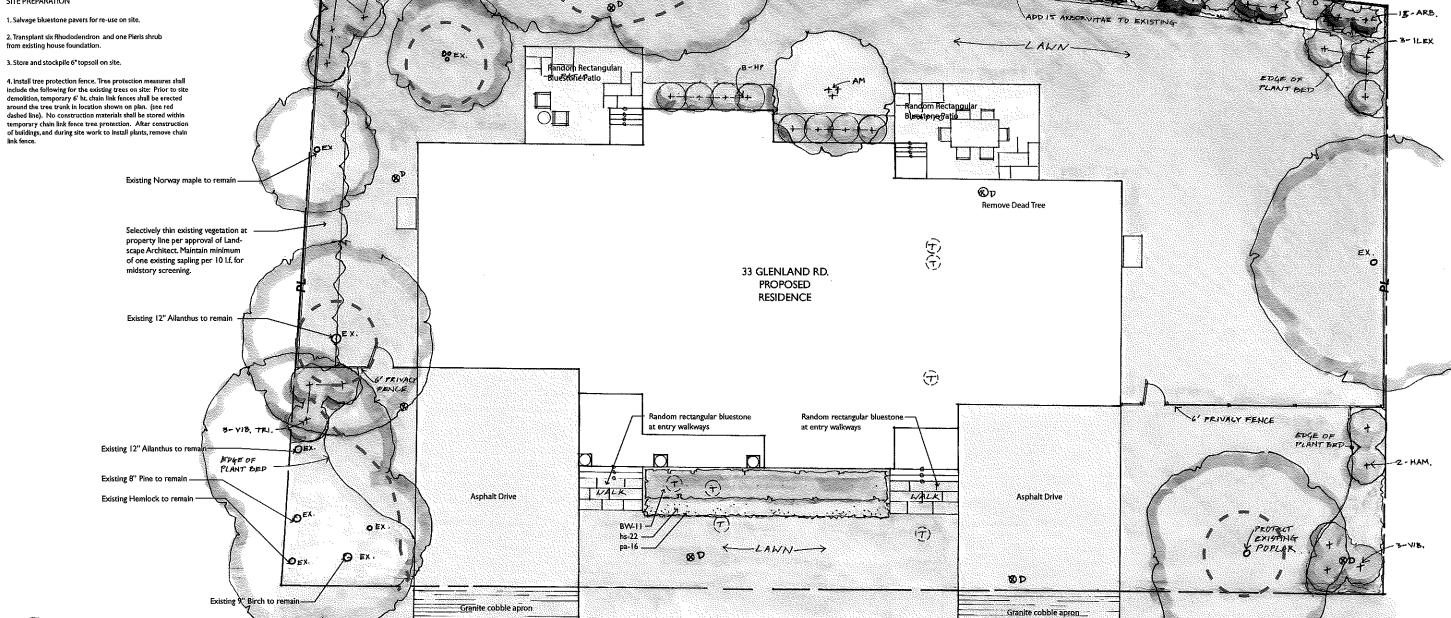
Ables sp. (Spruce) Prunus serotina (Black Cherry)

Magnolla soulangiana (Saucer Magnolia) Fraxinus sp. (Green Ash

6 Existing Rhododendrons and 1 Pieris (transplanted)

🗝 🥦 🥦 Tree Protection Fence

#### SITE PREPARATION



**GLENLAND ROAD** 





## PROPOSED PLANT LIST

Tree	s:				
ı	AM	Amelanchier canadensis	Shadblow	7-8' ht.	B&B, multí-stem
2	HAM	Hamamelis virgininia	Witch-Hazel	7 gal.	Container
15	TO	Thuja occidentalis 'Nigra'	American Arborvitae	7-8' ht.	B&B, Fill Exisitng Arborvitae Hedge
Shru	ıb & Vin	es:			<del> </del>
1	BW	Buxus x 'Wintergem'	Common Boxwood	5 gal.	Container
8	HM	Hydrangea paniculata 'Limelight'	Hydrangea	5 gal.	Container, 3'O.C.
3	IV	llex verticillata 'Winter Red'	Winterberry	5 gal.	Container, 5' O.C.
6	VIB	Viburnum trilobum	Highbush Cranberry	5 gal.	Container, 5' O.C.
Pere	nniais:				
22	hs	Hemerocallis 'Stella d'oro'	Everblooming Yellow Daylily	Bareroot	18" O.C.
16	pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 gai.	Container, 24" O.C.

## PLANTING NOTES

- I. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, inc.
- 3. No substitution of plant species will be allowed without the approval of the Landscape Architect.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- 5. All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design Intent. Final locations must be approved by the Landscape Architect prior to planting.
- 6. No planting shall be installed before acceptance of rough grading of topsoil.
- 7. The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3" greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- 8. The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- 9. All lawn areas shall have a minimum 6" loam.
- 10. All shrubs, groundcovers and perennials shall be planted in continuous planting beds amended with loam. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mbt' before planting shrubs, perennials and groundcovers.
- i.). 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost.

  Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- 12. All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mutch. All beds shall be covered with no less than 2"depth settled bark mulch and no greater than 3" depth bark mulch.
- 13. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.







Hydrangea paniculata 'Limelight' Hydrangea



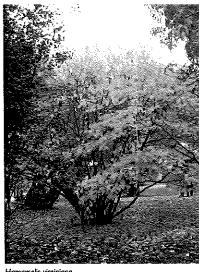
llex verticillata 'Winter Red' Winterberry



Viburnum trilobum Highbush Cranberry



Thuja occidentalis 'Nigra' American Arborvitae



Hamamelis virginiana



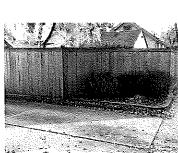
Amelanchier canadensis



Hemerocallis 'Stella de Oro' Everblooming Yellow Daylily



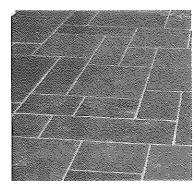
Pennisetum alopecuroides 'Hameln' Fountain Grass



6' Ht. Privacy Fence



obblestone Driveway Apron



Reuse of Existing Bluestone



